

342 PETITION FOR ZONING VARIANCE 85-41-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 102.4 to allow Home Owners Association property between lot of less than 20,000 S.F. and a right-of-way; and Section 1801.2.C.6 (V.B.6.b) to allow a 0 foot front yard setback in lieu of the required 15 feet. for a window to property line.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

There is practical difficulty in establishing front lot lines 15 feet or more from the windows with the configuration of the proposed buildings.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
 Legal Owner(s): _____
 Signature: _____
 Address: _____
 City and State: _____
 Attorney for Petitioner: _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
 Name: _____
 Address: _____
 City and State: _____
 Attorney's Telephone No.: _____
 Name: _____
 Address: _____
 City and State: _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1984, at 10:45 o'clock.

Carl Jahn
 Zoning Commissioner of Baltimore County.

(over)

COUNTY REVIEW GROUP MEETING MINUTES Thursday, June 28, 1984

SEMINARY SPRINGS District 8 C3

COUNTY REVIEW GROUP - THOSE PRESENT:

Catherine Warfield, Chairman - Dept. of Public Works

Eugene A. Roher, Co-Chairman - Office of Planning

Agency Representatives

George Wittman - State Highway Administration

Developer and/or Representatives

Stacy Fisher - Daft-McCune-Walker, Inc., Developer's Engineer

*Interested Citizen - Judy Baer, Valley Planning Council

The meeting was convened at 9:15 a.m. by Mrs. Warfield, Chairman of the County Review Group.

The purpose of this meeting was to allow time for the Planning Board review of cluster housing in DR-1 or DR-2 for compatibility with adjacent uses. The Planning Board approved this proposal; therefore, the CRG Committee approves this project.

This meeting adjourned at 9:30 a.m.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 S/S Seminary Ave., 530' : OF BALTIMORE COUNTY
 E of Mays Chapel Rd., :
 8th District :
 JOAN B. CAMPBELL, et al., :
 Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 Phyllis Cole Friedman
 People's Counsel for Baltimore County

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
 Rm. 223, Court House
 Towson, MD 21204
 494-2188

I HEREBY CERTIFY that on this 26th day of July, 1984, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, Cook, Howard, Downes & Tracy, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 3, 1984

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

John B. Howard, Esquire
 Cook, Howard, Downes and Tracy
 210 Allegheny Avenue
 Towson, Maryland 21204

RE: Case No. 85-41-A (Item No. 342)
 Petitioner - Joan B. Campbell
 Variance Petition

Dear Mr. Howard:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

ENCLOSURE

cc: Daft-McCune-Walker, Inc.

530 East Joppa Road
 Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

DATE: June 26, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Seminary Springs PRELIMINARY PLAN

PROJECT NUMBER: CRG Agenda 6/28/84, 9:15 am TENTATIVE PLAN

LOCATION: S/S of Seminary Ave. E. of Mays DEVELOPMENT PLAN

DISTRICT: Chapel Road FINAL PLAT

Comments

1. Fire flow test is required to be conducted by Baltimore City Water Dept. on Seminary Avenue, as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Additional fire hydrant shall be provided at main entrance drive near lot #1.
3. All roads shall have a minimum width of 20 feet.
4. Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code.

DEPARTMENT OF TRAFFIC ENGINEERING
 BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton DATE: May 15, 1984

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Seminary Springs C.R.G. PLAN: X

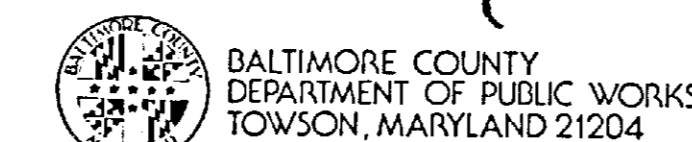
PROJECT NUMBER & DISTRICT: 8C3 DEVELOPMENT PLAN:

LOCATION: Seminary Avenue RECORD PLAT:

Subject to SHA approval, grading and clearing will be needed along Seminary Avenue near the east property where the private driveway intersects Seminary Avenue at an angle.

C. Richard Moore
 C. Richard Moore
 Acting Deputy Director
 Traffic Engineering

CRG/CML/cem



HARRY J. PISTEL, P.E.
 DIRECTOR

June 12, 1984

C.P.M. Development Corporation
 243 Cockeysville Road
 Cockeysville, Maryland 21030

Re: Seminary Springs
 Project #84093

Gentlemen:

The following comments are supplementary to the comments previously given to you.

SUPPLEMENTARY WATER COMMENTS:

Comments have been received from the Baltimore City Water Division and their comments are as follows:

"...service may be obtained from the Towson Fourth Zone.

An 8-inch main should be installed in the public roads of the project and connected to the existing 12-inch main in Seminary Avenue. However, a 4-inch main must be installed in each cul-de-sac unless a fire hydrant is to be provided.

Metered services for the townhouses may be taken from these proposed main extensions in the public roads. Also, pressure will exceed 100 psi below elevation 370 feet and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

All mains within the project not in public roads will not be maintained or serviced by the City."

Very truly yours,

Gilbert S. Benson
 GILBERT S. BENSON, P.E., Asst. Chief
 Bureau of Public Services

GSB:EAM:REC:ss

cc: Daft-McCune-Walker, Inc.
 530 East Joppa Road
 Towson, Maryland 21204

G. Benson, S. Narowanskie, V. Bucher, File

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

ADDITIONAL OWNERS:

Mr. Carl Wallace
113 East Lake Avenue
Baltimore, Maryland 21202
435-9585

Ovetta F. Hunt
4 Valleywood Court
Timonium, Maryland 21093
561-1779

Carl Wallace

Ovetta F. Hunt

SEMINARY SPRINGS

-2-

May 16, 1984

CITIZENS' COMMENTS

Mr. Sievert expressed concern for his driveway maintenance which the Hunt property is now partially responsible for. He was advised that the matter should be resolved by the private parties involved.

This plan may not be approved until approval by the Planning Board. A Continued CRB Meeting is scheduled for June 28, 1984 at 9:15 a.m.

This meeting was adjourned at 10:30 a.m.

CHW

(BALTIMORE COUNTY, MARYLAND)

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

DATE: June 26, 1984

PROJECT NAME: Seminary Springs PLAN (continued) XX
COUNCIL & ELECTION DISTRICT VIII-347 PLAN EXTENSION
REVISED PLAN
PLAT

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

In accordance with section 22-60, the Planning Board, at its meeting on June 21, 1984 made the determination that this plan is compatible with development on adjacent properties.

The request for a waiver of sidewalks was approved by the Director of Planning on June 21, 1984. The request for waiver of street lights was denied.

S. Conell
Susan Carrell

(BALTIMORE COUNTY, MARYLAND)

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING

DATE: June 26, 1984

PROJECT NAME: Seminary Springs PLAN: June 28, 1984 - continued meeting
LOCATION: S/S Seminary Ave. E of Mays Chapel DEVELOPMENT PLAN:
DISTRICT: 8th Election District PLAT:

The following comments were written on the CRG plan submitted for the previous meeting dated 4/16/84.

1. A petition for variance, Item 342, was filed on this site on 6/6/84 to permit the following:
 - a. to allow a 0' front yard instead of 15'
 - b. to allow homeowners association property between lots of less than 20,000 sq. ft. and a right of way.
2. If CRG approval occurs, final development plan approval will be dependent upon the outcome of the zoning hearing.

Diana Iitter
DIANA IITTER
Zoning Associate III

Diaj

7/32bce

(COUNTY REVIEW GROUP MEETING MIN)
Wednesday, May 16, 1984

SEMINARY SPRINGS
DISTRICT 8 C3

COUNTY REVIEW GROUP - THOSE PRESENT*

Catherine L. Warfield, Chairman - Dept. of Public Works
Eugene A. Bober, Co-Chairman - Office of Current Planning
Agency Representatives

Developer and/or Representatives

Douglas V. Croker, III - LPM Development Corp.
Bernard McCroy - LPM Development Corp.
Ed Hailie - Daft-McCune-Walker, Inc.
Stacy Fisher - Daft-McCune-Walker, Inc.
*Attachment - Interested Citizens

The meeting was called to order at 10:05 a.m. by Mrs. Warfield, Chairman of the County Review Group. Mrs. Warfield introduced the attendees and explained the purpose of the meeting. Stacy Fisher of Daft-McCune-Walker, Inc., the developer's engineer, presented the plan.

Mr. Bober summarized the written comments submitted from Planning, Zoning, Fire Dept., and Developers Engineering Division. A copy of these comments was given to the developer and developer's engineer, and have also been made a part of these minutes.

The staff is generally satisfied with the plan. The Planning Board must approve town-house use in a DR 2 zone. The Planning Office will recommend approval at a hearing to be held on June 21, 1984.

Mr. Hailie advised that access from the Campbell property to an internal road will be provided which negates the SHA comment for improvements to Seminary Ave. at the Campbell driveway. A waiver of interior street lights and sidewalks will be requested. Public Works and the Office of Planning will support a waiver to the Planning Board.

Mr. Hailie stated for the record that it is felt that a precedent has been set for access to the road from the houses by past approval of townhouses crossing H.O.A. easements to a 40-foot public right-of-way. This is in response to zoning comments.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Ellsworth N. Diver, P.E. Date: May 11, 1984
ATTN: Samuel Bellestiri and Bruce Keller
FROM: Robert A. Morton, P.E.

SUBJECT: Seminary Springs and P. F. & M. Property
Upper Jones Falls Sewerage System

We are presently in receipt of two projects for review by the County Review Group (CRG), which will outfall into the Upper Jones Falls sewerage system. From the data contained in your letter of April 16, 1984, it appears evident that there is sufficient capacity in the 10-inch sewer to handle the flows from the proposed 63 new homes in these two subdivisions. However, from previous analysis of this system, the most critical area is the 8-inch sewer just upstream of the Jones Falls Expressway.

We are, therefore, requesting that you furnish us with an updated analysis of the critical area of this sewerage system based on your most recent data. In addition to the proposed 63 new homes in these two subdivisions, the Greenspring Station Addition and the Meadows of Green Spring, both of which will contribute flows to this system, are presently under construction. We believe that you already have the information on these two projects; however, if you need any additional information, please contact us and we will attempt to provide the necessary data.

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EM:REC:ss

cc: R. Morton
File

SEMINARY SPRINGS
May 16, 1984
10:00 a.m.
C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Name

Address

El Hailie
Stacy Fisher
Douglas V. Croker III
Bernard J. McCroy
Carl Wallace
William D. Hunt
John Sieverts

Daft McCune Walker
LPM Development Corporation
Home OWNER
113 E LAKE AVE BALTO 21212
4 Valleywood Ct
Timonium, Md. 21093
1245 W. Seminary Ave.
Luttrellville, Md. 21093

Development SEMINARY SPRINGS
Location S/S SEMINARY AVE. E. OF MAYS CHAPEL RD
District 8

Comments

School Situation

School	Enrollment	Capacity	Over/Under
ROSENWOOD EL.	249	410	-161
ROOSEVELT MIDDLE	664	1294	-130
DOWNNEY HIGH	1772	1645	+127

Future Construction

School	Status	Capacity	Estimated To Open
--------	--------	----------	-------------------

Programmed Construction

School	Capacity	Year Programmed	Estimated To Open
--------	----------	-----------------	-------------------

Possible Student Yield

Elementary	7
Junior	2
Senior	4

*Subject to availability of funds

BALTIMORE COUNTY, MARYLAND

DATE: May 15, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Seminary Springs PRELIMINARY PLAN

PROJECT NUMBER: CRG Agenda 5/16/84, 10:00 AM TENTATIVE PLAN

LOCATION: S/S of Seminary Ave. E. of Mays Chapel DEVELOPMENT PLAN

DISTRICT: 8 Chapel Road FINAL PLAT

Comments

1. Fire flow test is required to be conducted by Baltimore City Water Dept. on Seminary Avenue, as close to proposed site as possible. Test results are to be forwarded to the office of the Fire Protection Engineer.
2. Additional fire hydrant shall be provided at main entrance drive near lot #1.
3. All roads shall have a minimum width of 20 feet.
4. Proposed buildings are to be designed and constructed in accordance with the Fire Prevention Code and the NFPA 101 Life Safety Code.

BALTIMORE COUNTY, MARYLAND

DATE: May 14, 1984

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: SEMINARY SPINGS EAST

PLAN

XXXXXXXXXXXXXXXXXX

COUNCIL & ELECTION DISTRICT: VIII-3A7

PLAN EXTENSION

REVISED PLAN

PLAT

The plan dated April 16, 1984 contains 17.97 acres and proposes 36 dwelling units including an existing detached house and 35 townhouses. This plan is acceptable to the Office of Planning and Zoning. However, townhouses in D.R.2 zoning must be approved by the Planning Board.

Eugene A. Bober

BALTIMORE COUNTY, MARYLAND

DATE: May 14, 1984

SUBJECT: COUNTY REVIEW GROUP COMMENTS

FROM: ZONING

PROJECT NAME: Seminary Springs PLAN: May 16, 1984

LOCATION: S/S Seminary Ave. E of Mays Chapel DEVELOPMENT PLAN:

DISTRICT: 8th Election District FLT:

The following comments were written on the plan dated April 16, 1984.

1. Since the P F & M property is being processed through the CRG simultaneously with this plan and since both developers are in agreement, it is the opinion of this office that no residential transition areas are established by the P F & M property.
2. There are 2 problems with the proposed plan which will require a zoning hearing. If CRG approval occurs, final approval is dependant upon the outcome of the zoning hearing.
 - a. Lot lines should be clearly shown on the plan. If lot lines run along the fronts of units, a Variance will be required to the required 15 ft. window to lot line setback.
 - b. If lots do not have frontage on a public or private road, there may be a conflict with Section 102.4 of the B. C. Z.R. which states "no dwelling shall be built on a lot containing less than 20,000 sq. ft. which does not abut on a right of way at least 30 ft. wide." A variance or special hearing may be required from this section as well.

DIANA LITTE
DIANA LITTE
Zoning Associate III

Diaj

7/22b22

BALTIMORE COUNTY, MARYLAND

DATE: May 14, 1984

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Seminary Springs

PROJECT NUMBER: #84093

LOCATION: S/S Seminary Avenue,
E. of Mays Chapel Road

DISTRICT: 8C3

The Plan for the subject site, dated April 16, 1984, with the latest revision dated April 24, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The Developer is responsible for the full cost of all highway and storm drain construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 2.5 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer.

Project #84093
Seminary Springs
Page 2
May 14, 1984

GENERAL COMMENTS: (Cont'd)

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, prior to the recording of a record plat.

The Plan is satisfactory pending conformance with the following comments.

Easements shall be established within the unencumbered area adjacent to the public 40-foot right-of-way to allow County maintenance of the water and sewer service connections, including the right to read the water meters as required.

HIGHWAY COMMENTS:

The interior roads of this site shall be public roads and shall be the Developer's full responsibility. The minimum paving width shall be 24 feet and the minimum right-of-way shall be 40 feet wide.

The permanent type tee turnarounds are acceptable for this subdivision; however, these areas must be posted to prohibit parking in accordance with the standard detail.

A Homeowners Association must be established to maintain sidewalks and common paved areas outside of the public right-of-way.

The proposed 16-foot wide loops, which are proposed to provide access to certain units are to be private and will not be maintained by Baltimore County.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonments of these rights-of-way.

The intersection location and configuration with Seminary Avenue is subject to approval by both the Department of Traffic Engineering and the State Highway Administration.

Driveways shall be constructed in accordance with Baltimore County Standards with 7-inch concrete aprons within the right-of-way.

Project #84093
Seminary Springs
Page 3
May 14, 1984

HIGHWAY COMMENTS: (Cont'd)

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standard, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Project #84093
Seminary Springs
Page 4
May 14, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

A sediment control plan is required.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

The Developer may request, in writing, an exemption of storm water management. The request should stress engineering studies justifying such an exemption. After evaluation, the County will then notify the Developer of its conclusion.

The Developer is responsible for the cost of temporary structures and measures required in the event of sectional development.

The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.

With or without the installation of storm water management facilities for this subdivision, an acceptable outfall for storm water runoff must be determined.

If offsite rights-of-way are necessary for storm drains, the Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite rights-of-way are acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Project #84093
Seminary Springs
Page 5
May 14, 1984

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

To receive individual public water connections, the City of Baltimore requires that all lots have fee-simple frontage on a public road.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension and/or public sanitary sewerage required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

A private easement is required for the sanitary sewer connection to the existing home on Seminary Avenue.

The concept of providing sanitary sewer service through the Hunt and Mulligan properties is acceptable to Baltimore County; however, this property must be considered offsite and the Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite rights-of-way are acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

Temporary construction easements of adequate width are necessary adjacent to all offsite rights-of-way or easements where utility construction is planned. They should be indicated on the right-of-way plats and construction drawings.

Sewage from this site and the adjacent P. F. & M. Property will flow through the upper reaches of the existing Jones Falls Sewerage System. At various times there have been thought to be capacity problems in sections of this existing outfall system. Baltimore County is once again analyzing the capacity of the critical areas in this system based on the most up-to-date data available.

If the existing sanitary sewer is found to have insufficient capacity to convey the flows from this property, the Developer shall be responsible for the cost of corrective measures required.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

Project #84093
Seminary Springs
Page 6
May 14, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The proposed public water main extension/sanitary sewer extension is acceptable to the Department of Public Works; however, the Developer must either own or control at least 60% of the assessable frontage of property binding the route of the desired extension.

If the Developer cannot meet this requirement, he has the option of petitioning the affected property owners for their support of the project. If he fails to garner the necessary concurrence from the affected property owners, the Developer then has the option of entering into a Definitive Deposit Agreement with Baltimore County; with the understanding that refunds would be made to the Developer when the previously non-assessed properties are connected to the system.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This Charge is in addition to the normal front foot assessment and permit charges.

Edward A. McDonough
EDWARD A. McDONOUGH, P.E., Chief
Developers Engineering Division

EAM:REC:es

cc: File



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

May 14, 1984

Mr. Robert A. Morton, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 5-16-84
"Seminary Springs"
S/S Seminary Avenue
Route 131, East of
May's Chapel Road

Dear Mr. Morton:

On review of the submittal of 4-24-84 and field inspection the State Highway Administration finds the plans generally acceptable, with minor revisions.

The plan must be revised to show the following:

1. Full width improvements must be constructed from the west property line for a distance of 675' (S.H.A. Type "A" concrete curb and gutter) and a 230' taper to the east.
2. Show the proposed entrance width and radii, 260'± east of west property line.
3. Note relocation of existing fire hydrants on the south side of Seminary Avenue that will be effected.

The State Highway Administration strongly recommends to the developer and Baltimore County that every effort be made to preserve the existing stand of spruce trees at the south side of Seminary Avenue.

In addition the State Highway Administration strongly recommends to Baltimore County the existing residential entrance, 170'± east of the west property line be relocated opposite the Marburg-Symington entrance on the north side of Seminary Avenue.

My telephone number is (301) 659-1350

Teleprinter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 985-0401 D.C. Metro - 1-800-492-5002 Statewide Toll Free
P.O. Box 7171/707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. R. Morton

-2-

May 14, 1984

This relocated residential entrance should be 15'± in width, with 10' radii.

This would afford the existing residential entrances to be located on the same alignment near the crest of the existing over vertical.

All work within the State Highway Administration Right-of-Way must be through permit with the posting of a \$35,000.00 bond or letter of credit.

It is requested Baltimore County hold all building permits until the plan is revised.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

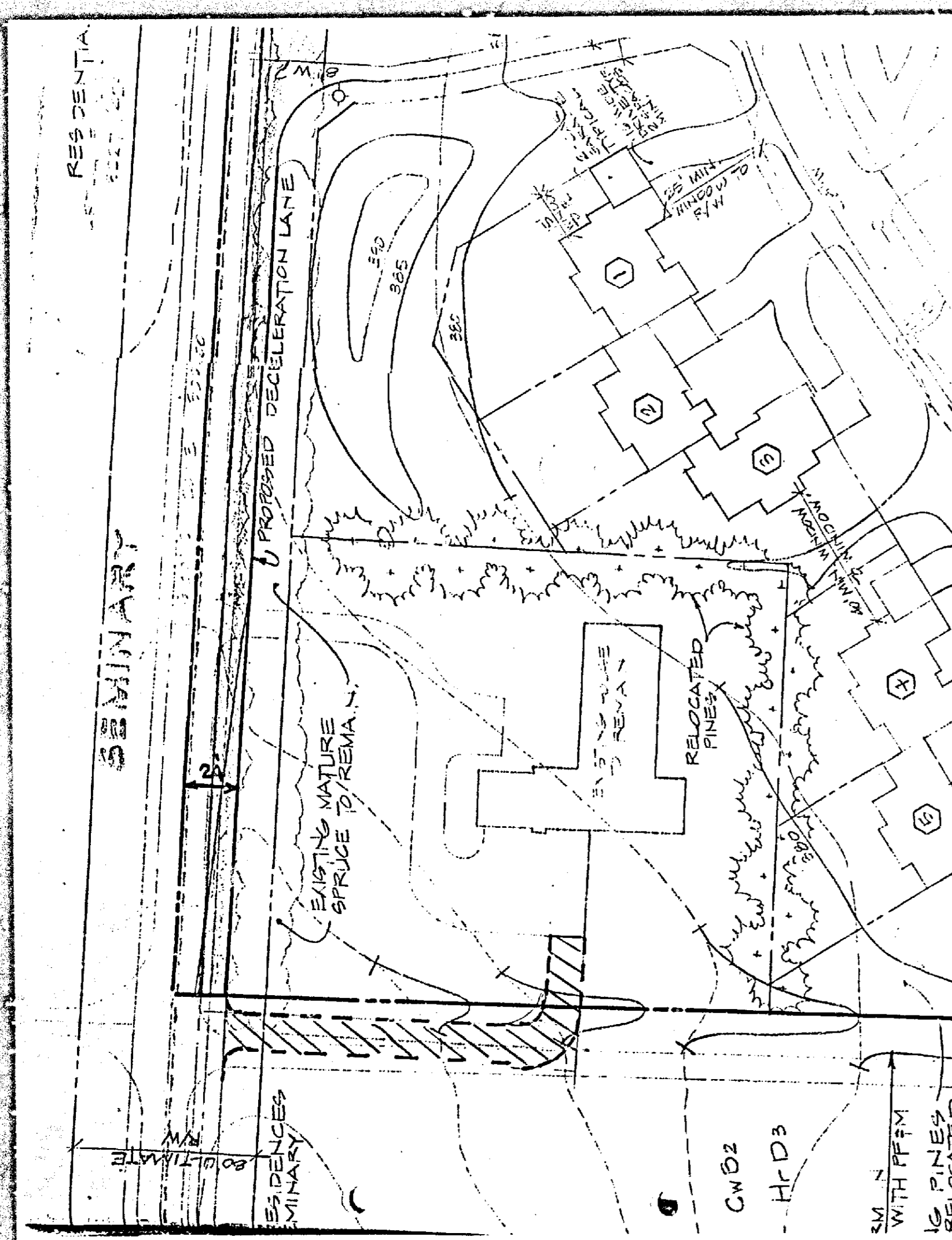
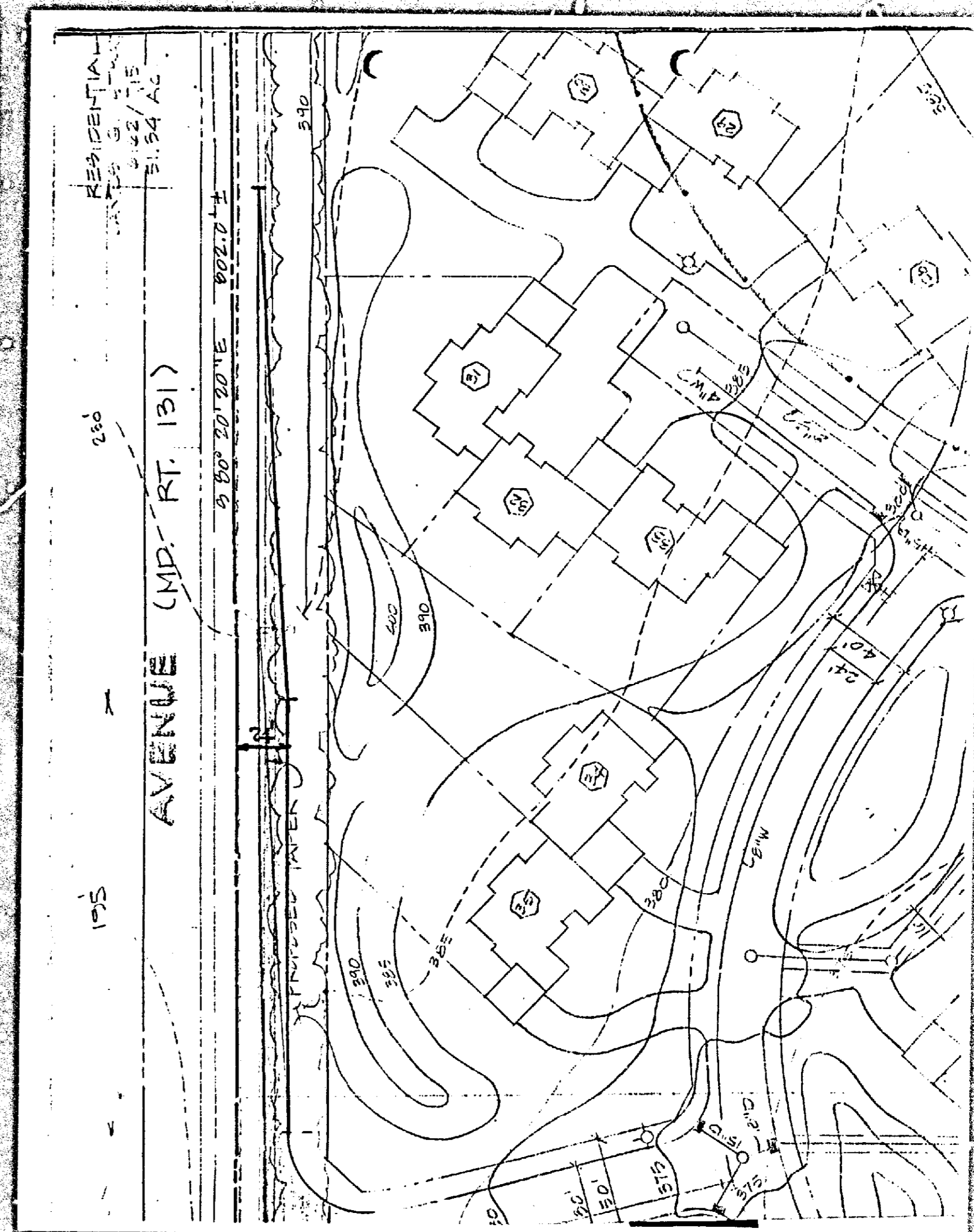
By: George Wittmann

CL:GW:maw

Attachment

cc: Mr. J. Ogle

Draft, McCune & Walker (Att: Stacy Fisher)



DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton
FROM : C. Richard Moore
SUBJECT: C.R.G. COMMENTS

DATE: May 15, 1984

PROJECT NAME: Seminary Springs
PROJECT NUMBER & DISTRICT: 8C3
LOCATION: Seminary Avenue

C.R.G. PLAN: X
DEVELOPMENT PLAN:
RECORD PLAT:

Subject to SHA approval, grading and clearing will be needed along Seminary Avenue near the east property where the private driveway intersects Seminary Avenue at an angle.

C. Richard Moore
C. Richard Moore
Acting Deputy Director
Traffic Engineering

CRM/GMJ/ccm

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments
From: Dept. of Recreation and Parks

Date: 4/30/84

Project Name: SEMINARY SPRINGS
Project Number:
Location: Seminary Ave. E/Mays Chapel
Districts: 8, C-3

Preliminary Plan
Development Plan
Final Plat
CRG Plan 4/18/84

COMMENTS:

Although there is no Local Open Space required in the DR 2 zone the developer has proposed open areas to be the responsibility of the Homeowner's Association.

1. Recorded Covenants will be required to restrict the usage and provide for the maintenance of this parcel.

ARS:bg

Albert R. Svehla, Jr.
Facilities Coordinator

COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

May 15, 1984
Date

Seminary Springs
Subdivision Name, Section and/or Plat
Seminary Partnership
Developer and/or Engineer
James Fells
Watershed
36
No. of Lots or Units
17.4
Total Acreage
Public
water
Public
Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal "serv" area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers ☒, public water ☒, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, are not required, is incomplete and must be revised. ☒ has been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: relate to the attached memo dated May 15, 1984
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

Proposed Townhouse units #1-4 may not be constructed until such time as the existing dwelling is connected to metropolitan water and sewer and the existing well and septic system properly backfilled. This must be so noted on the record plat.

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: May 15, 1984
 FROM: Stephanie A. Taylor
 SUBJECT: ENVIRONMENTAL EFFECTS REPORT SEMINARY SPRINGS

CRG MEETING MAY 16, 1984 10:00 A.M.

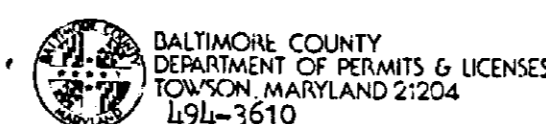
PLAN REVIEW NOTES

1. Residential subdivision with 36 units on 18 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. Wetland soils on site include Melvin (Mo). A small stream bisects this area.
5. Stormwater management is required.
6. Proposed impervious area is 4.06 acres.

RESPONSES

- Environmental Effects Report is approved, subject to the following conditions:
1. No development or grading is allowed in Melvin (Mo) soil, except the proposed stormwater management pond.
 2. The owner agrees in writing to comply with the following Best Management Practices at this site:
 - A. All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
 - B. Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Applicant of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - E. Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pms



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 100 N. MARYLAND 21204
 410-3610

TED ZALESKI JR.
 DIRECTOR
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Comments on Item # 347 Planning Advisory Committee Meeting are as follows:

Property Owner: Joan B. Campbell
 Location: SS Seminary Avenue
 Existing Zoning: DR 2
 Proposed Zoning: DR 2
 Address: 18.0234 8th D.
 District: Varies to allow home owners Assn. property between lots of less than 20,000 sq. ft. etc.

The items checked below are applicable:
 (A) All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building and other miscellaneous permits shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

(E) An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 1'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1408.

(F) Requested variance conflicts with the Baltimore County Building Code, Section 4.

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

(I) Comments: For Home Owners Association in fee properties, a two hour party wall is required.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
 Charles E. Burrows, Chief
 Plans Review

CEB:rlj
 POUN 01-82

IN RE: PETITION ZONING VARIANCES
 S/S of Seminary Avenue, 530'
 E of Mays Chapel Road - 8th
 Election District
 Joan B. Campbell, et al,
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 85-41-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit lots containing less than 20,000 square feet which do not abut on rights-of-way at least 30 feet wide and a front yard setback of zero feet instead of the required 15 feet for window to property line, as more fully shown on Petitioners' Exhibit 1.

The Petitioner, by the Contract Purchaser, Seminary Partnership, appeared and was represented by Counsel. Appearing for the Petitioners were George E. Gavrellis, a planner; Edmund F. Haile, a registered engineer; and Douglas Croker, a partner in Seminary Partnership. There were no Protestants.

Testimony indicated that the property, zoned D.R.2, will be developed with 35 townhouse units. The proposed development was approved by the Baltimore County Planning Board on June 21, 1984 and by the County Review Group (CRG) on June 28, 1984.

The variances are needed because the front yards of the proposed townhouses will be owned by the Homeowner's Association which will provide maintenance and upkeep. The area to be owned by the association would otherwise be sufficient to meet the setback requirements established by the Baltimore County Zoning Regulations (BCZR) and to meet the total square footage required of the building lots which would then abut the public rights-of-way. The association will provide appropriate landscaping.

The Petitioners seek relief from Sections 102.4 and 1801.2.C.6 (V.B.6.b, Comprehensive Manual Development Policy (CMPD), pursuant to Section 307, BCZR.

ORDER RECEIVED FOR FILING
 DATE: August 15, 1984
 BY: [Signature]

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 206 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August, 1984, that the Petition for Zoning Variances to permit lots containing less than 20,000 square feet which do not abut on rights-

ORDER RECEIVED FOR FILING
 DATE: August 15, 1984
 BY: [Signature]

- 2 -

of-way at least 30 feet wide and a front yard setback of zero feet instead of the required 15 feet for window to property line be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
 Zoning Commissioner of
 Baltimore County

AJ/srl

cc: Herbert R. O'Connor, III, Esquire
 People's Counsel

ORDER RECEIVED FOR FILING
 DATE: August 15, 1984
 BY: [Signature]

July 17, 1984

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
 S/S Seminary Ave., 530' E of Mays
 Chapel Road
 Joan B. Campbell, et al - Petitioners
 Case No. 85-41-A

TIME: 10:45 A.M.

DATE: Monday, August 13, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Edmund F. Haile
 Daft-McCune-Walker, Inc.
 530 E. Joppa Road
 Towson, Maryland 21204

[Signature]
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 130588

DATE: 8/15/84 ACCOUNT: R-01-615-000

AMOUNT: \$100.00

RECEIVED FROM: [Signature]

FOR: [Signature]

111*****1000012 8072A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 410-3353

ARNOLD JABLON
 ZONING COMMISSIONER

August 3, 1984

John B. Howard, Esquire
 210 Allegheny Avenue
 Towson, Maryland 21204

Re: Petition for Variances
 S/S Seminary Ave., 530' E of Mays Chapel Rd.
 Joan B. Campbell, et al - Petitioners
 Case No. 85-41-A

Dear Mr. Howard:

This is to advise you that \$52.03 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
 ARNOLD JABLON
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 133223

DATE: 8-13-84 ACCOUNT: R-01-615-000

AMOUNT: \$52.03

RECEIVED FROM: [Signature]

FOR: [Signature]

111*****52031A 8124F

VALIDATION OR SIGNATURE OF CASHIER

DAFT-MCCUNE-WALKER, INC.

530 East Joppa Road
 Towson, Maryland 21204
 Telephone: 301-296-3333
 Land Planning Consultants
 Landscape Architects
 Engineers

Description

18.0234 Acre Parcel, "Seminary Springs", South Side of Seminary Avenue, East of Yalls Road, Eighth Election District, Baltimore County, Maryland

Beginning for the same in the center line of Seminary Avenue 530 feet east of Mays Chapel Road which is also at the beginning of the second or South 80 degrees 20 minutes 20 seconds East 500 foot line of the land described in the deed from Harwood D. Jackson to James I. Campbell and wife, dated November 9, 1957 and recorded among the Land Records of Baltimore County in Liber C.L.B. 3264, Page 335, running thence binding on said center line of Seminary Avenue and on said second line, (1) South 87 degrees 19 minutes 00 seconds East 500.00 feet to the beginning of the land described in the deed from Harwood D. Jackson to Carl F. Wallace, dated September 13, 1972 and recorded among the aforementioned Land Records in Liber E.H.K., Jr. 5299, Page 826, thence binding on the first line of said last mentioned land and still binding on the center line of said Seminary Avenue, (2) South 87 degrees 01 minutes 17 seconds East 757.94 feet thence binding on a part of the second line of said last mentioned land, (3) South 37 degrees 18 minutes 28 seconds West 2.51 feet to the beginning of the sixth or North 79 degrees 09 minutes 53 seconds West 31.03 foot line of the land described in the deed from Joseph H. Bushmiller, Jr. and wife to James F. Knott and wife, dated August 25, 1978 and recorded among said Land Records in Liber E.H.K., Jr. 5299, Page 565, thence binding reversely on said sixth line, (4) South 87 degrees 03 minutes 08 seconds East 31.03 feet, thence binding reversely on a part of the fifth or North 46 degrees 09 minutes 07 seconds East 1,124.29 foot

Page 1 of 2

18.0234 Acre Parcel, "Seminary Springs"

line of said last mentioned land, (5) South 38 degrees 15 minutes 52 seconds West 977.84 feet, thence (6) North 87 degrees 25 minutes 15 seconds West 408.88 feet to a point in the third or South 05 degrees 32 minutes 03 seconds West 204.50 foot line of said last mentioned land, thence binding reversely on a part of said third line, (7) North 02 degrees 21 minutes 12 seconds West 58.18 feet to the beginning of said third line and to a point in the fourth or North 80 degrees 30 minutes West 500 foot line of the land first herein mentioned, thence binding on a part of said fourth line, (8) North 87 degrees 25 minutes 15 seconds West 300.61 feet to the beginning of said first mentioned land, and thence binding on the first line thereof, (9) North 02 degrees 22 minutes 39 seconds East 744.73 feet to the place of beginning.

Containing 18.0234 acres of land.

Subject to the right and easement to use the existing macadam drive referred to in the deed from Jorge Alberto Suarez and wife to Richard F. Mulligan, dated November 20, 1979 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6105, Page 177, said macadam drive being shown on the plat attached to the deed from Danforth R. Wilkinson and wife to Jorge Alberto Suarez and wife, dated February 15, 1979 and recorded among said Land Records in Liber E.H.K., Jr. 5990, Page 796.

Our File No. 83081
May 21, 1984

Page 2 of 2



PETITION FOR VARIANCES
8th Election District
ZONING: Petition for Variances
LOCATION: South side Seminary Avenue, 530 ft. East of Mays Chapel Road
DATE & TIME: Monday, August 13, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow Home Owners Association property between lots of less than 20,000 sq. ft. and a right-of-way and to allow a 0 ft. front yard setback in lieu of the required 15 ft. for a window to property line

Being the property of Joan B. Campbell, et al, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Joan B. Campbell
No. 85-41-2

Date: July 25, 1984

The Planning Board determined that the proposed development is compatible with development on the adjacent properties (meeting of 6/21/84). The CRG approved the plan on 6/28/84.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

85-41-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: Variances
Petitioner: Joan B. Campbell
Location of property: S.S. of Seminary Ave., 530' E. of Mays Chapel Rd.
Location of Signs: S.S. of Seminary Ave. Approx. 700' E. East of Mays Chapel Road
Remarks:
Posted by: Stephen J. Burt
Date of return: 8-3-84
Number of Signs: 1

44-3213-150-7/25
CERTIFICATE OF PUBLICATION
85-41-A
Towson, Md. 8/20 1984
THIS IS TO CERTIFY that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 25th day of July 1984.
The TOWSON TIMES
Cost of Advertisement: \$27.05

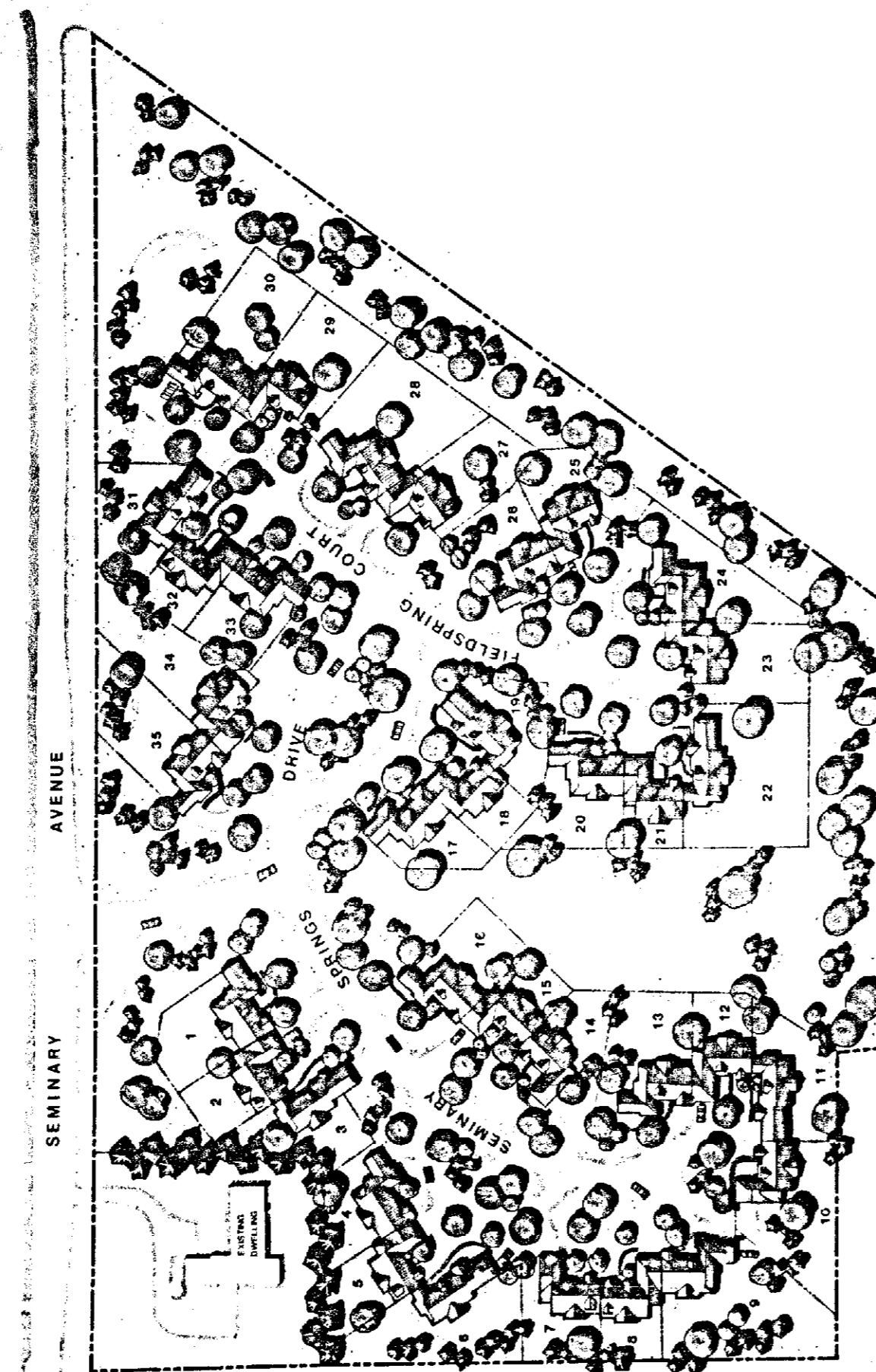
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 26, 1984
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 26, 1984.

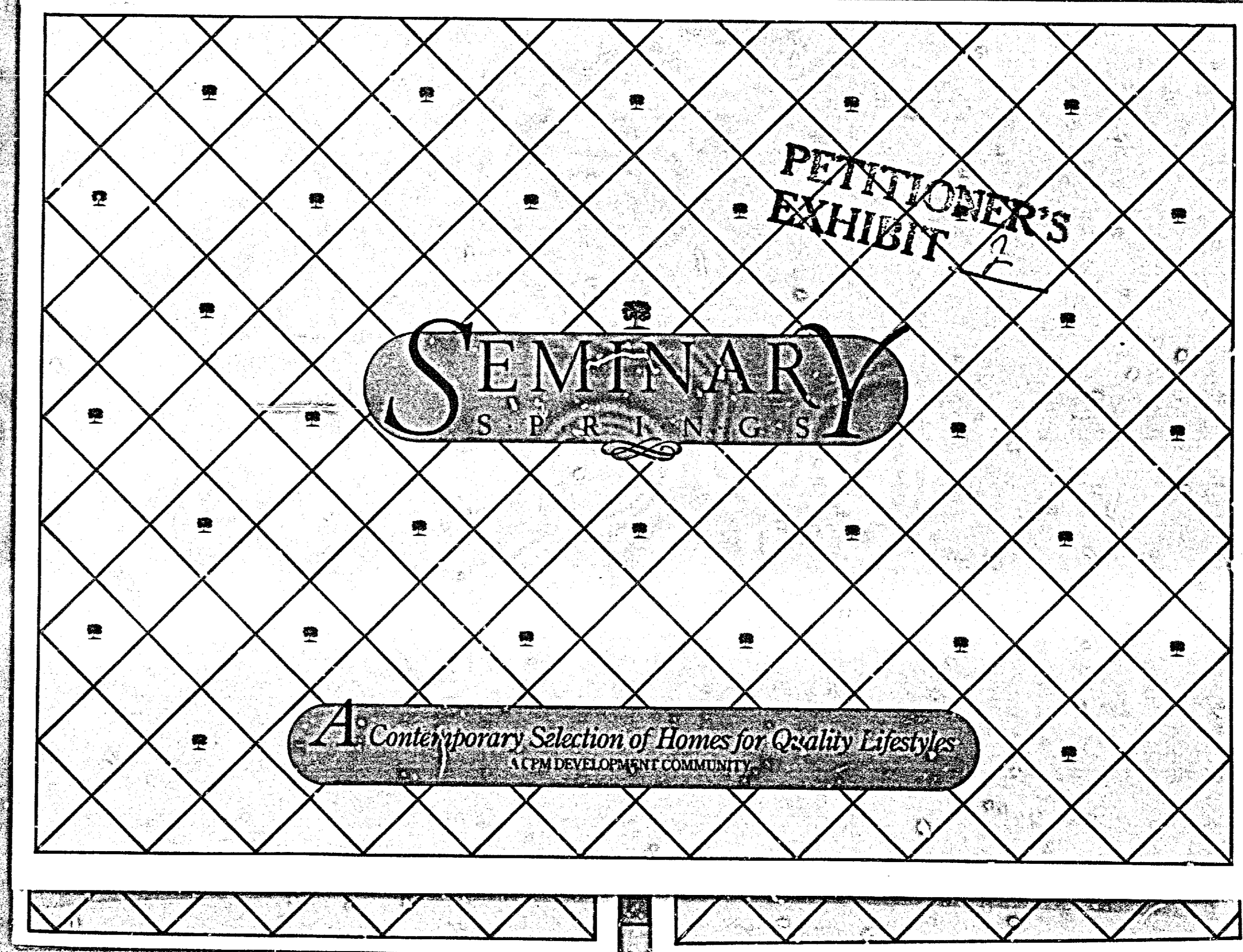
THE JEFFERSONIAN,
Publishers

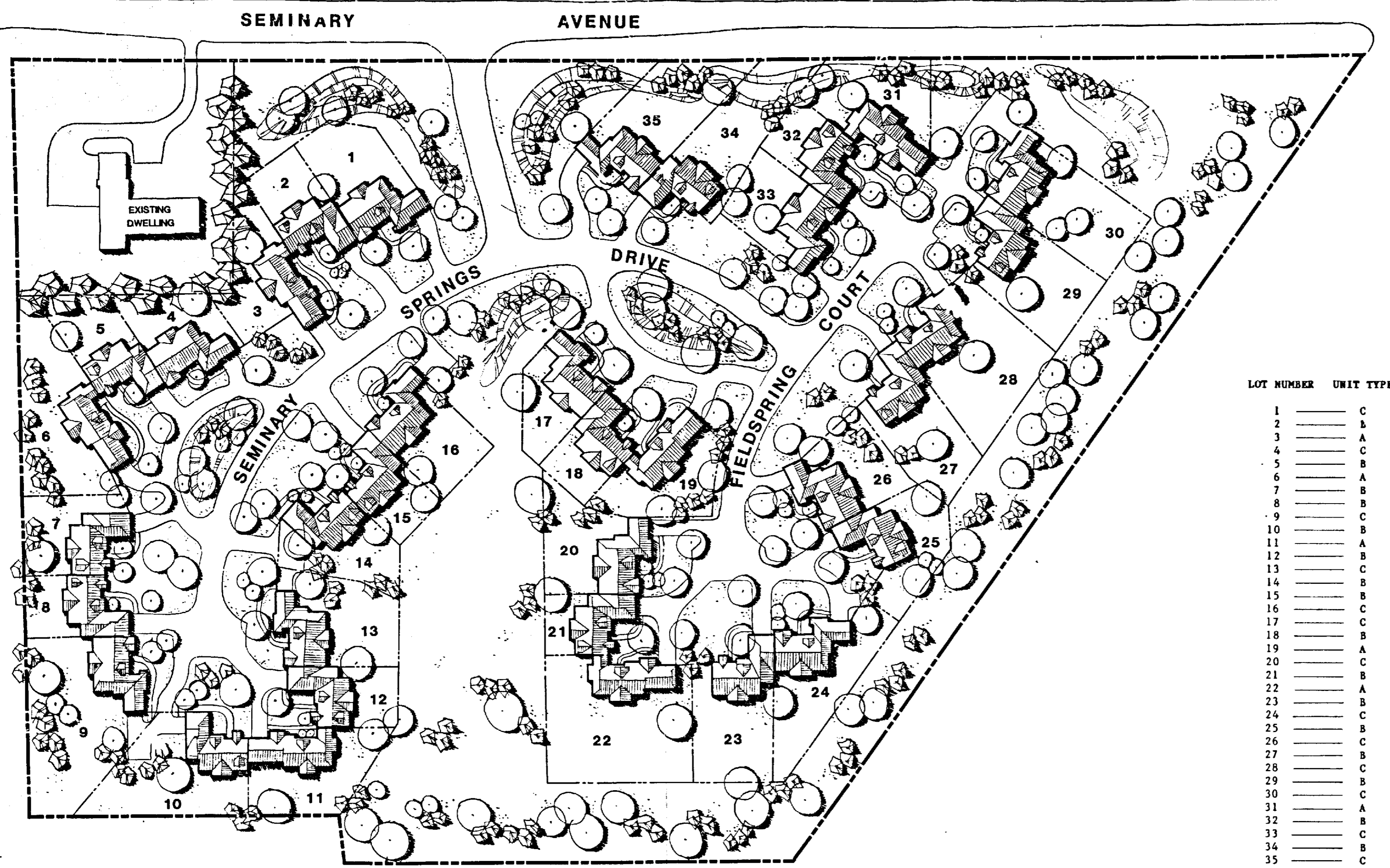
2000

PETITION FOR VARIANCES
8th Election District
ZONING: Petition for Variances
LOCATION: South side Seminary Avenue, 530 ft. East of Mays Chapel Road
DATE & TIME: Monday, August 13, 1984 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variances to allow Home Owners Association property between lots of less than 20,000 sq. ft. and a right-of-way and to allow a 0 ft. front yard setback in lieu of the required 15 ft. for a window to property line
Being the property of Joan B. Campbell, et al, as shown on plat plan filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 26, 1984



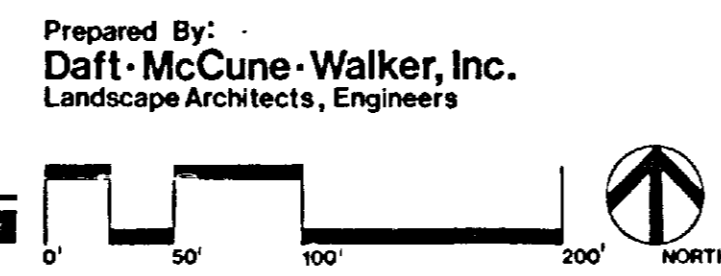
SEMINARY SPRINGS
A CPM COMMUNITY





LOT NUMBER	UNIT TYPE
1	C
2	B
3	A
4	B
5	A
6	B
7	B
8	B
9	C
10	B
11	A
12	B
13	C
14	B
15	B
16	C
17	B
18	B
19	A
20	C
21	B
22	B
23	B
24	C
25	B
26	C
27	B
28	C
29	B
30	C
31	A
32	B
33	C
34	C
35	C

A = EVERGREEN HOUSE
B = SPRING HOUSE
C = CEDAR HOUSE



Prepared By:
Daft McCune-Walker, Inc.
Landscape Architects, Engineers

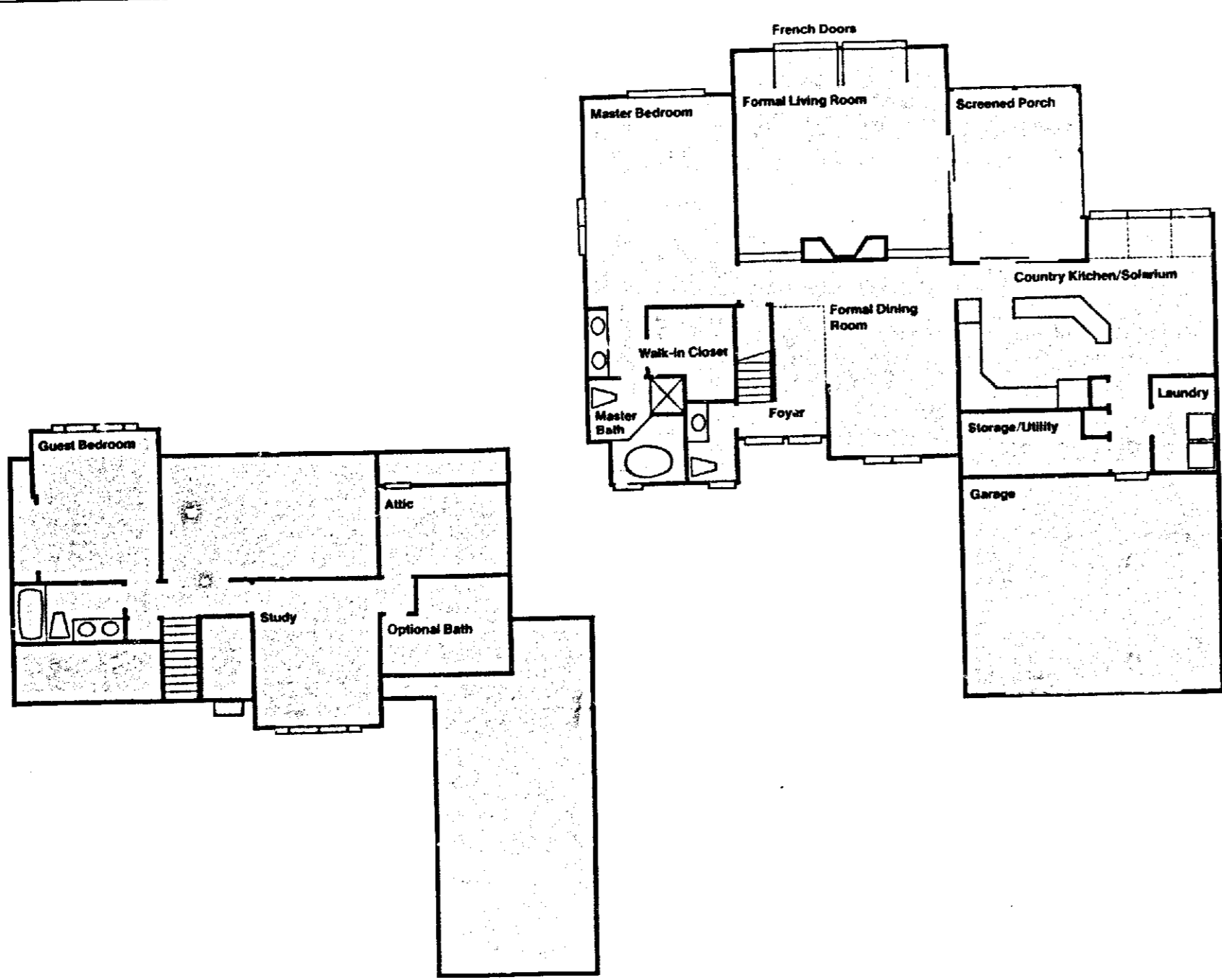
SEMINARY S.P.R.I.N.G.S.

A CPM COMMUNITY

Seminary Springs homes are designed with privacy in mind. All units enjoy unobstructed views of the grounds and private entrances within an extremely convenient and functional cluster arrangement.

FEATURES

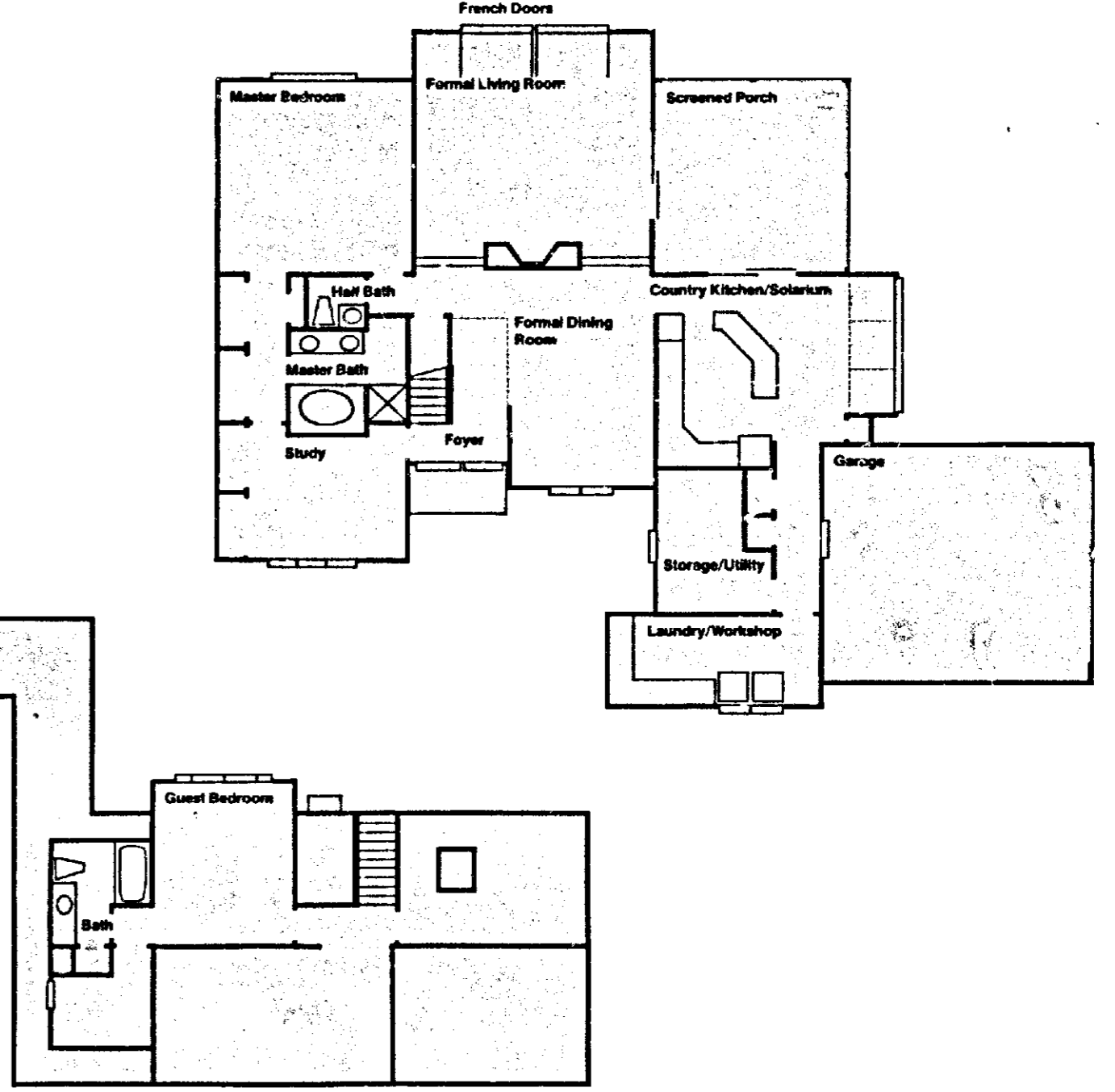
- INTERIOR**
- convenient access from garage to tiled kitchen/solarium area
 - open access from kitchen to screened porch
 - convenient access from kitchen area to utility/storage
 - convenient access from kitchen area to storage/laundry
 - Pella windows used throughout
 - Pella french doors in formal living room
 - banquet-sized dining room
 - foyer accented by skylit, cathedral ceiling
 - master suite opening to private vista of grounds
 - master bath featuring double vanities, ceramic tile shower, luxurious separate tub
 - skylit upstairs bath
 - large upstairs walk-in closet
 - large attic
 - upstairs study
- EXTERIOR**
- cedar shake roofs
 - elegant roofline featuring projecting dormers, wrap-around hips, and gables
 - brick chimneys
 - solid masonry, sound-deadening walls separating each unit
 - arched glass windows
 - solid panel entry door
 - beaded-edge clapboard siding and brick facade



Carefully balancing formal reception and entertainment area with practical, efficient country-style kitchens and solariums, Seminary Springs homes exemplify elegant styling and convenient living.

FEATURES

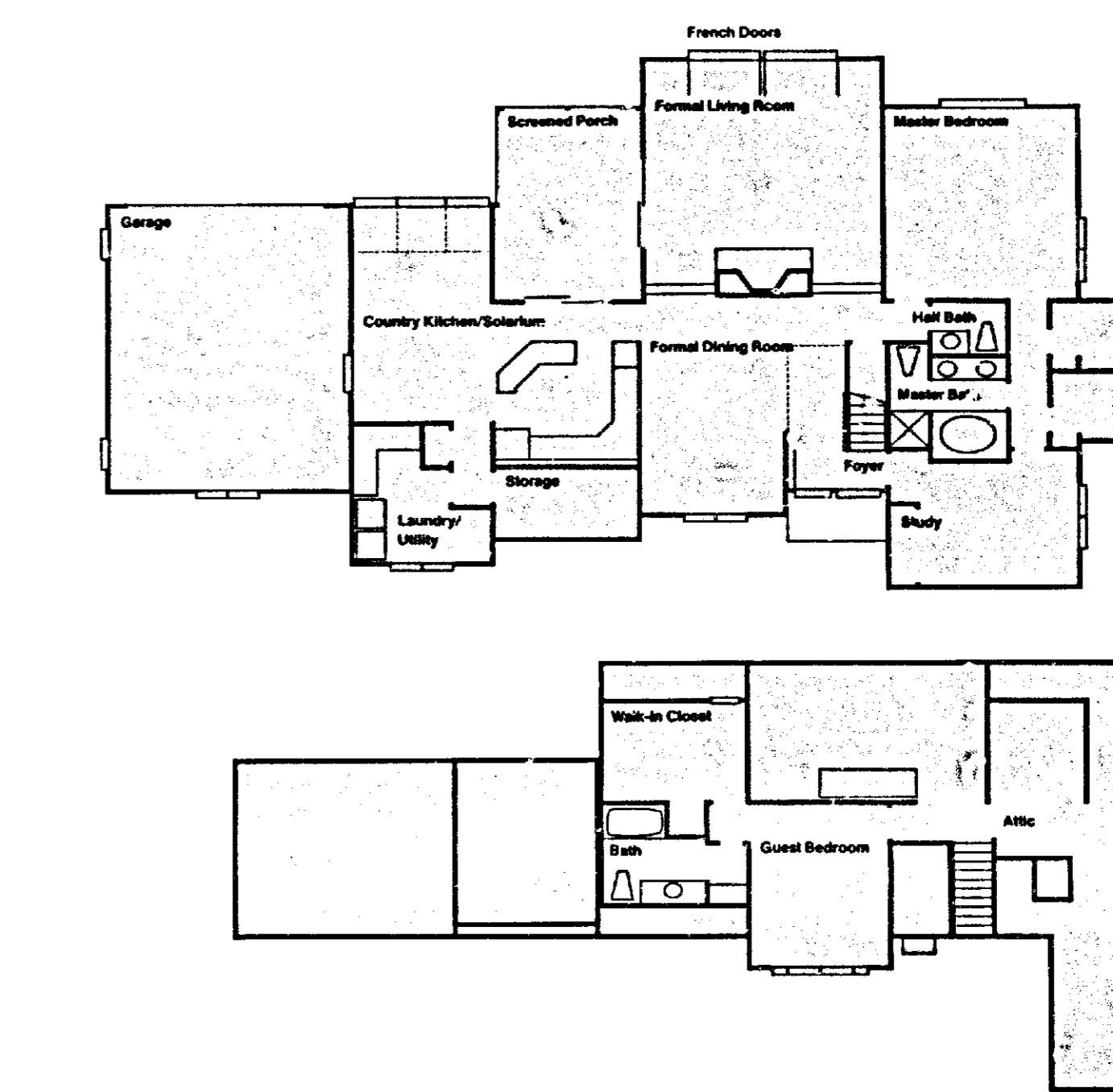
- INTERIOR**
- convenient access from garage to tiled kitchen/solarium area
 - open access from kitchen to screened porch
 - convenient access from kitchen area to utility/storage
 - convenient access from kitchen area to storage/laundry
 - Pella windows used throughout
 - Pella french doors in formal living room
 - banquet-sized dining room
 - foyer accented by skylit, cathedral ceiling
 - master suite opening to private vista of grounds
 - master bath featuring double vanities, ceramic tile shower, luxurious separate tub
 - skylit upstairs bath
 - large upstairs walk-in closet
 - large attic
 - upstairs study
- EXTERIOR**
- cedar shake roofs
 - elegant roofline featuring projecting dormers, wrap-around hips, and gables
 - brick chimneys
 - solid masonry, sound-deadening walls separating each unit
 - arched glass windows
 - solid panel entry door
 - beaded-edge clapboard siding and brick facade

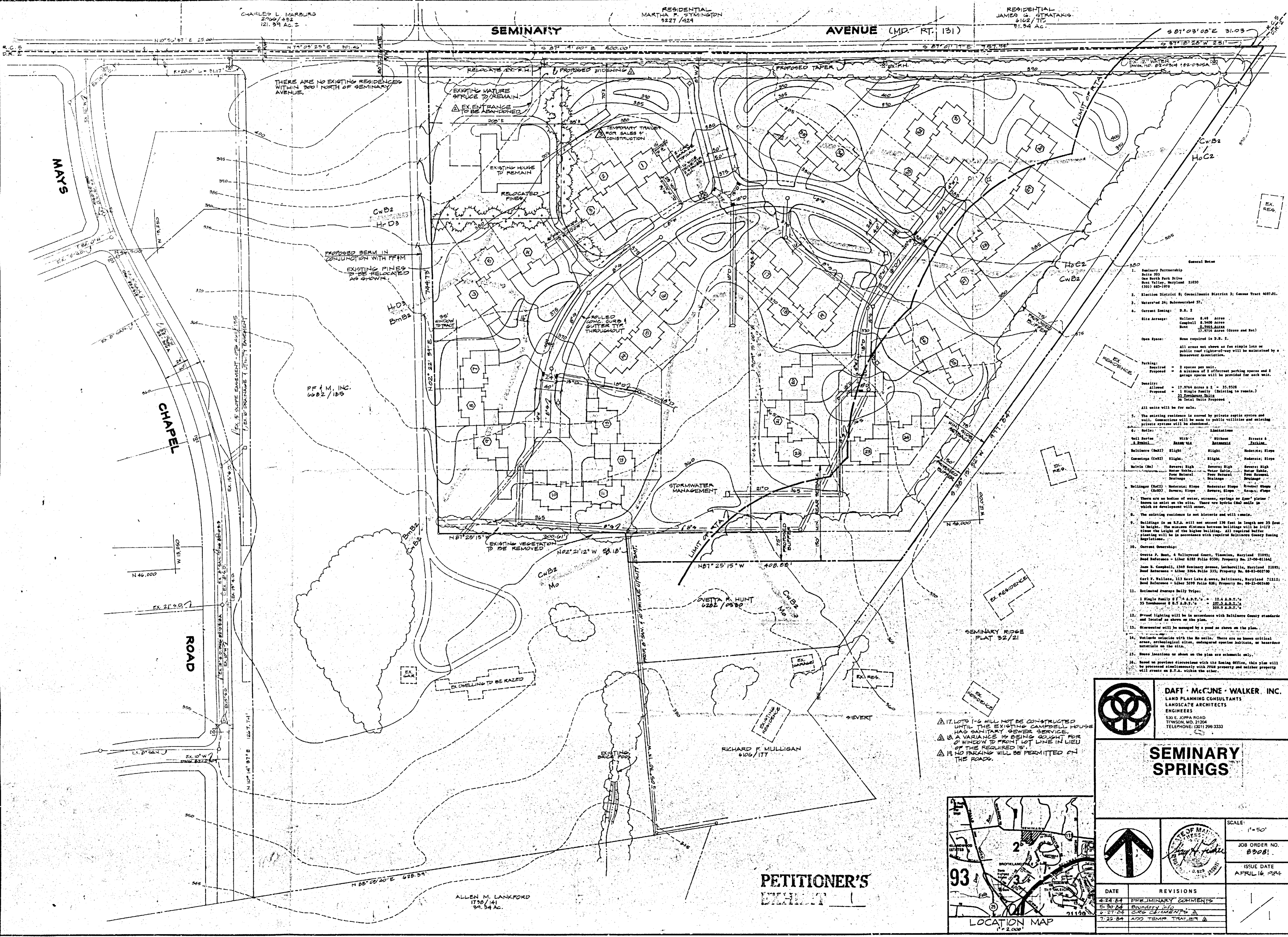


Featuring the most innovative advances in efficiency and convenience, Seminary Springs homes skillfully blend old world craftsmanship with new age technology.

FEATURES

- INTERIOR**
- convenient access from garage to tiled kitchen/solarium area
 - open access from kitchen to screened porch
 - convenient access from kitchen area to utility/storage
 - convenient access from kitchen area to storage/laundry
 - Pella windows used throughout
 - Pella french doors in formal living room
 - banquet-sized dining room
 - foyer accented by skylit, cathedral ceiling
 - master suite opening to private vista of grounds
 - master bath featuring double vanities, ceramic tile shower, luxurious separate tub
 - skylit upstairs bath
 - large upstairs walk-in closet
 - large attic
 - upstairs study
- EXTERIOR**
- cedar shake roofs
 - elegant roofline featuring projecting dormers, wrap-around hips, and gables
 - brick chimneys
 - solid masonry, sound-deadening walls separating each unit
 - arched glass windows
 - solid panel entry door
 - beaded-edge clapboard siding and brick facade

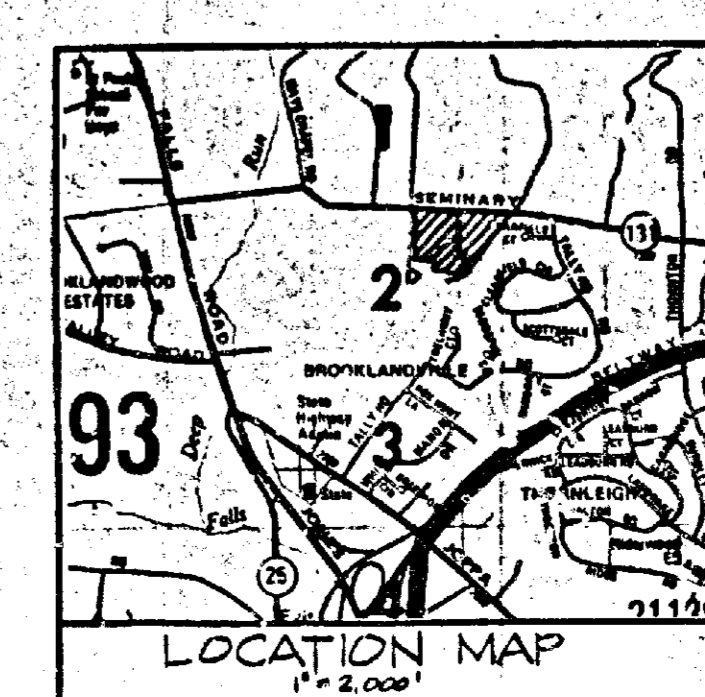





- General Notes**
1. Seminary Partnership
Suite 205
One North Park Drive
Baltimore, Maryland 21205
(301) 542-1970
 2. Election District 8; Councilmanic District 3; Census Tract 4007.01.
 3. Watershed 24; Subwatershed 57.
 4. Current Zoning: D.R. 2
 5. Site Acres:
Wallace 0.40 Acres
Campbell 0.300 Acres
Hunt 17.974 Acres (Gross and Net)
 6. Open Space:
None required in D.R. 2.
All areas not shown as fee simple lots or public road right-of-way will be maintained by a Homeowner Association.
 7. Parking:
Required = 2 spaces per unit.
Proposed = A minimum of 2 off-street parking spaces and 2 garage spaces will be provided for each unit.
 8. Density:
Allowed = 17.974 Acres x 2 = 35.948
Proposed = 1 Single Family (Existing to remain.)
34 Total Units Proposed
 9. All units will be for sale.
 10. The existing residence is served by private septic system and well. Connections will be made to public utilities and existing private systems will be abandoned.
 11. Soils:

Soil Series & Symbol	Min. Slope	Min. Slope	Min. Slope	Min. Slope
Baltimore (Balt)	Slight	Slight	Slight	Moderate; Slope
Cowles (Cow)	Slight	Slight	Slight	Moderate; Slope
Metz (Met)	Severe; High	Severe; High	Severe; High	Severe; High
Ballenger (Balt)	Moderate; Slope	Moderate; Slope	Moderate; Slope	Moderate; Slope
 12. There are no bodies of water, streams, springs or other features shown on the site. There are no hydrologic maps on which development will occur.
 13. The existing residence is not historic and will remain.
 14. Buildings in an R.T.A. will not exceed 120 feet in length and 35 feet in height. The maximum distance between buildings will be 1-1/2 times the height of the higher building. All required buffer planting will be in accordance with required Baltimore County Zoning Regulations.
 15. Current Ownership:
Owens P. Hunt, 4 Valleywood Court, Timonium, Maryland 21093;
Deed Reference - Liber 6282 Folio 0330; Property No. 17-00-011641
John H. Campbell, 1349 Seminary Avenue, Lutherville, Maryland 21093;
Deed Reference - Liber 3284 Folio 331; Property No. 08-03-002750
Carl F. Wallace, 113 West Lake Avenue, Baltimore, Maryland 21212;
Deed Reference - Liber 5279 Folio 0201; Property No. 08-03-002750
 16. Estimated Average Daily Trips:
1 Single Family 8 A.M. - 5 P.M. = 12.4 A.D.T.'s
35 Townhouses 8 A.M. - 5 P.M. = 127.4 A.D.T.'s
109.8 A.D.T.'s
 17. Street lighting will be in accordance with Baltimore County standards and located as shown on the plan.
 18. Stormwater will be managed by a pond as shown on the plan.
 19. Wetlands relative to the No. 101. There are no known critical areas, archaeological sites, endangered species habitats, or historic materials on the site.
 20. House locations as shown on the plan are schematic only.
 21. Based on previous discussions with the Planning Office, this plan will be processed simultaneously with the zoning and other property will create an R.T.A. within the other.



△ 17. LOTS 1-6 WILL NOT BE CONSTRUCTED UNTIL THE EXISTING CAMPBELL HOUSE HAS SANITARY SEWER SERVICE.
△ 18. A VARIANCE IS BEING SOUGHT FOR 0' WINDOW TO FRONT LOT LINE IN LIEU OF THE REQUIRED 15'.
△ 19. NO PARKING WILL BE PERMITTED ON THE ROADS.





DAFT • McCUNE • WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
530 E. JORDA ROAD
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

SEMINARY SPRINGS



SCALE: 1" = 50'

JOB ORDER NO. 03081

ISSUE DATE APRIL 16, 1984

DATE	REVISIONS
4.24.84	PRELIMINARY COMMENTS
5.30.84	REVISIONS TO COMMENTS
6.27.84	CRG COMMENTS & A
7.22.84	ADD TRAILER